



Planning Board
TOWN OF FREMONT NH
NOTICE OF DECISION

You are hereby notified that at the Public Hearings held on January 7, 2009 the attending members of the Fremont Planning Board did vote to APPROVE the proposed Fremont Zoning Ordinance changes and amendments as follows:

Article IV Section 3-A

As it relates to Article IV Section 3 and Article XI Section E-1; where-ever a commercial use or a mixed use of residential and commercial are proposed on the same lot the minimum lot size shall be further determined in that each two thousand (2000) square feet (or any part thereof) of commercial use shall constitute a calculate-able unit for the purpose of determining the minimum lot size. The lot size minimum is as determined by Article IV Section 3 and/or Article XI Section E-1; whichever applies.

Examples:

The minimum lot size for consideration of commercial Conditional Use Permit in the Flexible Use District would be two (2) acres or if in the Aquifer Protection District the minimum lot size for a commercial conditional use permit would be three (3) acres.

A proposed 10,000 sq ft commercial

A 10,000 square foot commercial use outside of the Aquifer District would require at total of 4.3 acres. Calculation: $10,000/2000 = 5$ units and minimum lot size is 2 acres, 2 acres plus 20,000 sq ft times the number of units (5) of calculation = 4.3 acres.

A proposed 4000 square foot mixed use w/3 residential

A mixed use 4,000 square foot commercial with 3 residential 2 bedroom dwelling units. The lot is outside the Aquifer. Calculation: $4,000/2000 = 2$ plus 3 dwelling units = 5 calculate-able units and the minimum lot size is 2 acres, 2 acres plus 20,000 sq ft times the number of units (5) of calculation = 4.3 acres.

(See also Article XI Section E-1)

Fremont Planning Board

Roger Barham Chairman

John Karcz Co-Chairman and Conservation Commission Rep

Gene Cordes Selectman

Leon Holmes, Jr. Member

John Downing Member

Salvatore Angelone Alternate